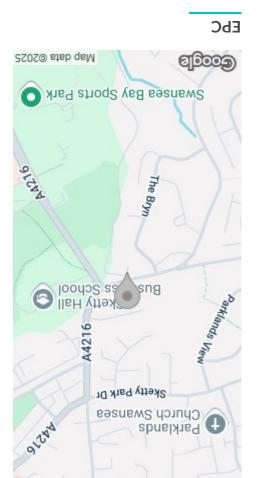
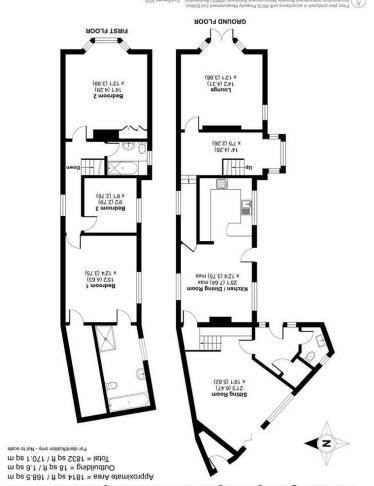


or warranty in respect of the property. statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as







The Cottage, Brynnewydd Gardens, Sketty, Swansea, SA2

AREA MAP

PLOOR PLAN















GENERAL INFORMATION

This exceptional detached home offers a rare opportunity to own a unique and individually designed three-bedroom property in a continuous con $one \ of \ Swansea \ West's \ most \ desirable \ residential \ areas. \ Located \ just \ a \ gentle \ five-minute \ walk \ from \ Singleton \ Hospital \ and \ hospital \ hos$ Swansea University, it enjoys a perfect balance of convenience, character and charm.

 $Originally \ built in the \ early \ 1900s, the \ property \ has \ been \ lovingly \ extended \ and \ transformed \ in \ recent \ times \ into \ the \ superb$ family home it is today. It retains its historic character while offering modern comfort and space.

The ground floor features an outstanding sitting room with bi-fold doors onto the rear patio, a very well-appointed kitchen/diner, a formal lounge, and a convenient downstairs cloakroom.

Upstairs, there are three spacious bedrooms, including a luxurious principal bedroom with en-suite and walk-in wardrobe, as well as a contemporary family bathroom.

Externally, the property benefits from excellent off-road parking and multiple inviting patio areas-perfect for relaxing or a constant of the property benefits from excellent off-road parking and multiple inviting patio areas-perfect for relaxing or a constant of the property benefits from excellent off-road parking and multiple inviting patio areas-perfect for relaxing or a constant of the property benefits from excellent off-road parking and multiple inviting patio areas-perfect for relaxing or a constant of the property benefits from excellent off-road parking and multiple inviting pation areas.alfresco dining in a peaceful setting.

Set in the heart of Derwen Fawr, a highly sought-after location, the home offers easy access to Swansea, Mumbles, and the location of the heart of Derwen Fawr, a highly sought-after location, the home offers easy access to Swansea, Mumbles, and the location of the heart of Derwen Fawr, a highly sought-after location, the home offers easy access to Swansea, Mumbles, and the location of the heart of Derwen Fawr, a highly sought-after location, the home offers easy access to Swansea, Mumbles, and the location of the heart of Derwen Fawr, a highly sought-after location of the home offers easy access to Swansea, Mumbles, and the location of the home offers easy access to Swansea, Mumbles, and the location of the home offers easy access to Swansea, Mumbles, and the location of the home of th $stunning\ Gower\ Peninsula.\ Just\ two\ miles\ away,\ Mumbles\ offers\ boutique\ shopping,\ award-winning\ restaurants,\ and\ a\ vibrant$ seaside atmosphere, while Swansea city centre provides excellent retail, dining, and entertainment options.

The area is also served by top-rated schools, scenic parks, and outstanding leisure and healthcare facilities - making this a truly property of the contraction ofideal place to call home.

FULL DESCRIPTION

GROUND FLOOR

13'11" x 7'4" (4.26 x 2.26)

LOUNGE

14'1" x 13'0" (4.31 x 3.98)

KITCHEN/DINING ROOM 25'0" max x 12'3" max (7.64 max x 3.75 max)

SITTING ROOM 21'2" x 19'1" (6.47 x 5.82)

REAR HALL

DOWNSTAIRS CLOAKROOM FIRST FLOOR LANDING





















ENSUITE BATHROOM

WALK-IN WARDROBE

BEDROOM 2 14'0" x 13'1" (4.29 x 3.99)

BEDROOM 3

8'11" x 9'0" (2.73 x 2.76)

FAMILY BATHROOM

EXTERNAL

Multiple sit out patio areas.

PARKING Driveway parking to front.

TENURE Freehold

EPC

COUNCIL TAX

SERVICES

Mains gas, electric, water (metered) & drainage.

There is currently broadband available at the property via BT. Please refer to the Ofcom checker for further coverage information.

There are no known issues with mobile coverage using the vendors current supplier Vodafone. Please refer to Ofcom checker for further information.





